

**DISCUSSION NOTES FOR PETITIONS 12-11 AND 13-11,
TOLL BROTHERS SUBDIVISION**

I. R-20 Standard Subdivision Option

The property is zoned for R-20, single family development, 20,000 square foot lots with minimum 100 feet frontage on Town accepted (public) street.

The Balf Co. parcel is 73.7 acres with 1,657 linear frontage along Russell Road, State Route 424.

Potential Development Yield – R-20 Subdivision

BL Companies estimates:

73.7 Acres
 - 3.8 Inland Wetlands
 - 26.3 Slopes in Excess of 15%
 43.6 Net Useable Acres
 $43.6 \times 43,560 \text{ sq. ft.} = 1,899,655 \div 20,000 \text{ sq. ft.}$

Equals 94 lots (No deduction for street right of way area)

Town Planner estimates:

73.7 Acres
 - 3.8 Inland Wetlands
 - 28.0 Slopes in Excess of 15%
 42.0 Net Useable Acres
 $42.0 \times 43,560 \text{ sq. ft.} = 1,829,520 \div 20,000 \text{ sq. ft.}$

Equal 91 lots (No deduction for street right of way)

Assuming 20% deduction for land used for street right way, the potential R-20 lot yield on useable easterly side of the Balf property is between 74 to 78 lots.

BL Companies submitted into the record their conceptual design for a standard 79 lot R-20 subdivision. **See Attachment A**

It is the Town Planner's opinion that taking into account the subdivision and zoning standards regulating development on slopes in excess of 15%, wetlands areas, area for storm drainage basins and MDC pump station, the potential for a standard R-20 development may be approximately 45 to 50 lots.

*These lots would be located along the easterly (Russell Road) side of the Balf property using approximately 30 acres, 40% of the 73 acre tract. **See Attachment B***

Section 3.9 Open Space Improvement, Subdivision Regulation, states the Commission may require up to a maximum of 15% of the total tract protected for park or conservation area. The developer has the option to deed the 15% open space to the Town or a homeowner's association. For the Balf Company property, the 15% area equals a maximum of 11 acres. ($15\% \times 73 = 11$)

II. Open Space Subdivision Option by Special Permit Section 6.8 Zoning Regulations

Section 6.8 permits the Commission to approve open space single-family lot design for property located in the R-20 zone, (20,000 sq. ft. lot area). The reduced lot area and frontage width must comply with the standards for the R-12 zone, 12,000 sq. ft. lot area and 80 foot frontage.

The Commission has the discretion to approve the open space subdivision design when it determines the layout complies with the Zoning Regulation standards of Section 6.8 and the Subdivision Regulations. The purpose of open space subdivision design is to:

- 1) provide flexibility of lot design
- 2) desirable open space, tree cover, scenic vistas and other natural features are preserved

Section 6.8.1 Maximum lot yield is determined by 73.7 acres divided by 20,000 square feet, minus inland wetlands and slopes in excess of 15% equal net useable area 42 acres (1,829,520).

$$1,829,520 \div 20,000 = 91 \text{ maximum number of lots}$$

Section 6.8.3 Land dedicated public purposes at least 5 acres or the percentage of the tract by which lot area (R-20) has been reduced.

$$20,000 - 12,000 \text{ (R-12)} = 8,000$$

$$8,000 \div 20,000 = 40\% \text{ reduction}$$

$$40\% \text{ times } 73.7 \text{ acres} = 29.48 \text{ (30) acres minimum area dedicated for public purposes.}$$

Section 6.8.5 Dedication Open Space

Options

- A. To Town – not less than 35 years
- B. Homeowners Association
- C. Added to abutting lots with dedication or subdivision as permanent open space.

III. **Proposed Open Space Subdivision for 62 lots (61 home sites) dedicates 44 acres, 60% of 73 acre parcel to public open space use.**